

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

NOVEMBER 7, 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

October 31, 2024

Board of Supervisors

Heritage Harbour North Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Harbour North Community Development District will be held on **Thursday, November 7, 2024, at 1:00 P.M.** at the **River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

The following Webex link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=mf07f9b79274cf43427d2a25019a2caf2>

Access Code: **2343 955 7574**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2343 955 7574**, password: **Jpward (579274** from phones) to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to order & roll call.
2. Consideration of Minutes:
 - I. September 5, 2024 – Regular Meeting Minutes.
3. Consideration of **Resolution 2025-1**, a Resolution of the Board of Supervisors Terminating the services of James P. Ward (Individually) and designating the firm of JPWard & Associates, LLC as District Manager effective October 1, 2024; Providing for severability, conflict; and invalid provisions and providing an effective date.

4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Financial Statement for period ending August 31, 2024 (unaudited).
 - b) Financial Statement for period ending September 30, 2024 (unaudited).
5. Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
6. Supervisor's Requests.
7. Adjournment.

Staff Review

The first order of business is the call to order and roll call.

The second order of business is the consideration of the minutes of the Heritage Harbour North CDD Board of Supervisors Regular Meeting held on September 5, 2024.

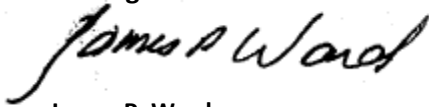
The third order of business is the consideration of **Resolution 2025-1**, a Resolution of the Board of Supervisors Terminating the services of James P. Ward (Individually) and designating the firm of JPWard & Associates, LLC as District Manager effective October 1, 2024; Providing for severability, conflict; and invalid provisions and providing an effective date.

The fourth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on Financial Statements (unaudited) for the periods ending August 31, 2024, and September 30, 2024.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Yours sincerely,

Heritage Harbour North Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community
11 Development District was held on Thursday, September 5, 2024, at 1:00 P.M. at the River Strand Golf
12 and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

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Present and constituting a quorum:

16 Nancy Lyons	Chairperson
17 John Wisz	Vice Chairperson
18 Pauline Tasler	Assistant Secretary
19 Michael Fisher	Assistant Secretary
20 Louise Buckley	Assistant Secretary (Call-in)

21
22

Also present were:

23 James P. Ward	District Manager
24 Greg Urbancic	District Counsel

25
26

Audience:

27 All residents' names were not included with the minutes. If a resident did not identify
28 themselves or the audio file did not pick up the name, the name was not recorded in these
29 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

37 Mr. James P. Ward called the meeting to order at approximately 1:20 p.m. He called roll and all
38 Members of the Board were present constituting a quorum.

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SECOND ORDER OF BUSINESS

Consideration of Minutes

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42

May 2, 2024, Public Hearing and Regular Meeting Minutes

43 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; there were none.

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On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, the May 2, 2024, Public Hearing and Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Discussion

Discussion of Ownership, Operations and Maintenance of the District's Facilities

48

49 *Mr. Ward: We have two issues that have come up since your last board meeting. The first is related to*
50 *the District's stormwater management system. With the hurricane that came through this community a*
51 *couple of months ago, there apparently was some flooding within the community and I understand there*
52 *were a lot of questions regarding who was maintaining things, who owned it, who was supposed to*
53 *maintain it, etc., most of which have been resolved within the community itself, but I wanted to go*
54 *through that issue with you. With respect to the stormwater management system, this District is the*
55 *owner of the entire stormwater management system in River Strand. That includes the lakes, the lake*
56 *banks, all of the pipework that connects the roadways to the lakes, and any interconnecting pipes*
57 *between the lakes and any outfall structures that you may have within this community including all of*
58 *the preserves that are within River Strand. All of those facilities have always been maintained pursuant*
59 *to an agreement between the District and the River Strand HOA. It has been their responsibility to*
60 *operate and maintain those facilities as they deemed appropriate for the betterment of this community.*
61 *The agreement we have is a relatively old agreement. It does provide some reporting and filing*
62 *requirements from the HOA which I will tell you I have in every agreement with HOA in a lot of my CDDs,*
63 *nobody ever reports anything. During the hurricane apparently River Strand and the Master Association*
64 *at some point agreed together that the Master Association would be responsible for the maintenance of*
65 *the River Strand facilities that are under the agreement that the District has with River Strand HOA. All*
66 *of which is fine. Fast forward there has been a change with both the River Strand HOA and I'm guessing*
67 *the Master Association. As Mike has mentioned, there has been a change in the board members and*
68 *there has been confusion as to who was supposed to be maintaining what. I understand now that the*
69 *River Strand HOA has worked out all of those issues with the Master and the Master is going to take over*
70 *the responsibility for maintaining the system. What did not happen when River Strand HOA and the*
71 *Master Association originally got together for the Master Association to maintain it, they did not assign*
72 *those rights to them pursuant to an agreement. As a result of that, the Master just wasn't doing it.*
73 *What I want to suggest that we do is that this District get a new agreement with the Master Association*
74 *to maintain your facilities. There is already an agreement in place I found with the Master Association*
75 *and the Heritage Harbour South CDD to do just that, and we should do the same thing, same terms,*
76 *same conditions. The laws changed in the last year so I'm guessing Greg's going to tell us we have to*
77 *make some changes to the agreement, but we should do that. The reason that's important to do is you*
78 *all pay into your Master Association, irrespective of whether they are maintaining our system or not, so*
79 *you get to pay twice if the River Strand Association is doing it, plus you're paying for part of the*
80 *maintenance of the Heritage Harbour South water management system maintenance because it's in the*
81 *Master, so it makes sense to put it all in the Master Association, let everybody have that system*
82 *maintained by the Master HOA and everybody knows their rolls and responsibilities and then we can*
83 *terminate the agreement we have with the River Strand HOA for maintenance of our facilities. It will be*
84 *one agreement between the District and the Master to maintain it. They can do what they want, when*
85 *they want to do it, to maintain our facilities and we are done with it at that point. So, that has come up*
86 *in the last couple of months. If everybody is okay with that, I need to get with the Master Association.*
87 *I'm going to go through the River Strand HOA to help with that, because I don't know the Master HOA*
88 *Board. Greg and I need to go through that with them, and I assume they have a lawyer, but we want to*
89 *try to minimize the damage by copying what Heritage Harbour South did.*

90

91 *Mr. Fisher: River Strand HOA and the Master HOA have the same attorney.*

92

93 *Mr. Ward: That's a good thing. That makes it even easier.*

94

95 *Mr. Greg Urbancic: That's a good summary Jim. I think that the agreement they have with Heritage*
96 *Harbour South is a really good base. Like you said, there will just be some law updates we have to mold*
97 *in, but otherwise I think that's a really good plan.*

98
99 *Mr. Ward: If you all are okay with that, that's how we will proceed. I'm not asking you to take any*
100 *action on it today. It's just something that will come back to you as soon as we can get through this*
101 *process with the Master Association. It will come to you in two forms, termination of the agreement*
102 *with River Strand HOA, and then consideration of an agreement with the Master HOA, basically to do the*
103 *same thing we are doing in the River Strand Agreement.*

104
105 *Ms. Lyons: I thought that this document represents the report that River Strand was supposed to be*
106 *giving CDD North pursuant to our agreement with them as to the status of the entire system. The report*
107 *requires, as it was designed Banks Engineering, certain frequency of reporting and exactly what they*
108 *were supposed to be reporting. River Strand has never done it before at all. It took me three months*
109 *following with them. We finally got a report. Do you want me to pass it by your guys? It's very general.*
110 *They just say, "problem areas cleaned recently, setting up maintenance plan with Cast Management in*
111 *the fall." They haven't really done anything yet.*

112
113 *Mr. Ward: When we do the new agreement, I don't recall if the South agreement had those kinds of*
114 *reporting requirements. I'm probably going to want to take them out even if they are there because it's*
115 *not necessary. They are your residents, and CDDs are not designed to be the overseers of HOAs. That's*
116 *not the way the law works. So, we will skip that. The other issue that's come up is with respect to Aqua*
117 *Terra. You may recall we have an agreement with Aqua Terra. It was entered into at least 10 years ago.*
118 *I don't remember when, maybe 15 or 20 years ago at this point. Greg, do you remember how old that*
119 *agreement is?*

120
121 *Mr. Urbancic: I can look it up while we are talking.*

122
123 *Mr. Ward: It's a pretty old agreement. Aqua Terra has apparently been sold to another company at this*
124 *point. Greg and I understand from a conversation we had with the attorney who represents whoever the*
125 *new firm is, that the firm has been acquired a couple of different times from the time Lennar sold it to*
126 *whoever they sold it to, that's been sold a few more times. It's now owned by a larger investment*
127 *company type of firm that owns these private utility companies around the country.*

128
129 *Ms. Lyons: It was done November 2016.*

130
131 *Mr. Ward: Okay. It now has a foreign investor included in the investment structure of whoever owns*
132 *this new company. One of the things I have learned in recent months is River Strand pays an amount of*
133 *money to Aqua Terra, whatever that amount of money is on a yearly basis, and so does Heritage*
134 *Harbour South. I remember there was an agreement between the South CDD and Aqua Terra also, same*
135 *agreement you had with Aqua Terra for services. So, you have now an entire community whose*
136 *irrigation system is with some other private company. It's pretty unusual to have these kinds of things.*
137 *We do need to somehow get the agreement changed over from Aqua Terra to them and the Heritage*
138 *Harbour North CDD. They weren't going to provide us with any information that was important for us to*
139 *take a look at, such as who their ownership structure is, no financial information whatsoever, they were*
140 *just going to give us fluff material. They were just going to tell us we own this many utility companies,*
141 *blah, blah, blah. All of which is not important. So, if we want to do the transition of the agreement, I'm*
142 *fine with that. What I think is more important from a larger perspective, is that this agreement*

143 *terminates in 20 or 30 years, and I think this community and Heritage Harbour South Community need to*
144 *look at terminating that agreement, when it is terminable, and putting in place a procedure and a plan*
145 *to move your irrigation system, once you have done a financial analysis of how much that is going to*
146 *cost, to Manatee County's reuse water system. With the Manatee County system, you have fixed rates*
147 *for reuse water. I think the current rate structure is 45 cents per 1,000 gallons for reuse water for*
148 *common areas for larger communities. Golf courses only pay 25 cents per 1,000 gallons, so it's pretty*
149 *inexpensive water. The key is what the cost of retrofitting a system that you currently have that's 20*
150 *years old to bring it up to meet standards required to connect to reuse water. The only thing this CDD*
151 *can do is terminate the agreement with Aqua Terra. We can help with the financing with the*
152 *infrastructure necessary to bring those facilities up to speed to do that, and then sometimes reuse*
153 *agreements are required, sometimes they are not required, so we can do a reuse agreement with*
154 *Manatee County if needed. We can have the River Strand Association do an agreement with the County*
155 *if needed. Many times, they are not required, you just open up a new account. I think that's where we*
156 *need to go with the issue. I will talk with the River Strand HOA because this is a bigger issue than just the*
157 *little of us that are sitting in this room. There needs to be a larger conversation with River Strand HOA,*
158 *the Master Association, and the Heritage Harbour Stoneybrook Association. Those larger associations*
159 *need to have it. The CDDs become a part of it because that's where the agreement is and that has to be*
160 *terminated probably with 12 months termination clause, otherwise it's going to be extended for another*
161 *long period of time. I think from a larger perspective that's the way to go. We can transition this, so we*
162 *get Aqua Terra out of the picture, whoever this company is, and transition it so the agreement is with the*
163 *right company. You have a much larger problem to deal with here than just whether we change this*
164 *agreement over from whoever it is these days to that company and the Heritage Harbour North CDD. I*
165 *gave you a lot of information very quickly. Take your time and think about it. Greg?*

166

167 *Mr. Urbancic: What was interesting in our conversation and the followup email we got from the person*
168 *at the new company was, it did not even sound like she had a copy of our agreement on hand, and*
169 *because what she sent us was the South agreement, not the agreement we have, so I think there is some*
170 *confusion on their end. I don't have our agreement handy, but I was looking at the South's and one of*
171 *the things in the term we are really going to have to be cognizant of, is in order to not have the*
172 *agreement renew, at least in the South, they have to have 75% of the lot owners agree that they are*
173 *going to terminate the agreement. We have to look at ours and figure out the hurdles. They may have*
174 *some hurdles, but that doesn't mean we can't overcome those, but there are just some things we need to*
175 *take a look at and make sure we have enough lead time to do if we are going to go that direction.*

176

177 *Mr. Fisher: I'm a little confused about the payment. Everything is paid to the Master Association and the*
178 *Master Association pays Aqua Terra. They do all the financing. They pay whoever this company is.*

179

180 *Mr. Ward: So, he probably knows he's paying the Master Association \$120,000 or \$130,000 a year.*
181 *Okay, so we will take a look at the agreement. Well, that's a new one, 75 percent of the owners have to*
182 *agree. It's doable. I think it's important to look at. You have 3,500 or 3,700 units in both CDDs at this*
183 *point. It's a big community. This is lots of money in real estate value and one of the big features here is*
184 *all of your landscaping, your golf courses, the lifestyle that you lead, and the irrigation water is*
185 *controlled by some private company owned by a foreign investor. Not a good idea. I don't see this as a*
186 *smart move long term for this community over the next 20 or 30 years and it's something you need to*
187 *address. If you decide to keep it, that's it, but you have to get the cards on the table and make sure*
188 *everybody knows what's going on. Greg and I are going to move forward to at least get the agreement*
189 *switched over, so we have it. We will ask Greg to look at all the termination provisions, how we need to*
190 *move forward with that. We need to reach out to the Master and River Strand HOA and try to come up*

191 *with a plan to figure out how to have you guys move this forward. This is in their court to do it. We play*
192 *a role because we have to terminate the agreement and if we have to get the consents, we can do that*
193 *also. We can help with the financing for whatever infrastructure is needed in order to at least get the*
194 *system up to speed with the County, and Greg and I can help if we have to make agreements with*
195 *Manatee County in order to move the process forward. That's where I think we are. I think that's a plan*
196 *that's reasonable for us to pursue over the coming couple of years.*

197
198 The Board was in agreement with this plan.

199
200 *Ms. Lyons: The agreement is automatically extended for successive periods of ten years each unless prior*
201 *to the commencement of any such ten year the termination of this agreement is approved by either*
202 *party and that party gives notice.*

203
204 *Mr. Urbancic: Is that what our agreement says?*

205
206 *Ms. Lyons: Yes.*

207
208 *Mr. Urbancic: Very good. Jim, if we could get a copy of that from him.*

209
210 *Mr. Ward: Okay. Corey will send it to you.*

211
212 *Ms. Lyons: But it also says, "the CDD and Aqua Terra shall retain ownership of their respective portions*
213 *of the CDD distribution system."*

214
215 *Mr. Ward: They can have theirs because they don't own our distribution system. We own our*
216 *distribution system. Whatever they have we wouldn't want it anyway because we are going to*
217 *reconnect our system to Manatee County. We own the distribution system. That's a very important*
218 *element. We don't own the delivery system to our line distribution system. That's fine. We are*
219 *definitely going to have costs because the water has to go to someplace to pump it out of to go into the*
220 *distribution system. Whoever owns that it can go away. It's going to be old. It's not going to meet the*
221 *standard for a reuse system anymore.*

222

223

224 **FOURTH ORDER OF BUSINESS**

Staff Reports

225

226 **I. District Attorney**

227 No report.

228

229 **II. District Engineer**

230 No report.

231

232 **III. District Manager**

233

234 **a) New performance reporting requirements for CDD's**

235 **b) Financial Statement for period ending January 31, 2024 (unaudited)**

236 **c) Financial Statement for period ending February 29, 2024 (unaudited)**

237 **d) Financial Statement for period ending March 31, 2024 (unaudited)**

238

239 *Mr. Ward: The only thing that I wanted to bring up to you which did not make it into the Agenda*
240 *was, there is a new requirement under the legislation that we have performance measures and*
241 *standards reporting for the CDDs all over the state. Greg was kind enough to send to my office a*
242 *performance standard for that. We have to report as of September 30 of this year. It's due by*
243 *September 1. The reporting only goes to the District's website. There's no external reporting with*
244 *any other agency or the state. We are going to do performance measures and standards with the*
245 *goal of community communication and engagement, infrastructure and facilities maintenance*
246 *which we don't have, and financial transparency and accountability. The goals are we have a*
247 *certain number of meetings per year, a minimum of two, notice of meeting compliance, advertising*
248 *according to statute, access to records compliance, we have an electronic records policy in place,*
249 *we measure that on a yearly basis, we check the websites to make sure things are compliant. As I*
250 *said we really don't have any infrastructure. It does say we will have our District Engineer conduct*
251 *an annual inspection, and we may need to budget with that one because we have an Engineering*
252 *Firm based out of southwest Florida, so we may need to change our District Engineer to meet that,*
253 *but we will deal with that later this year. Those are the things we have established pursuant to the*
254 *standard itself. What I've been asking the Boards to do is approve the standards, we post the*
255 *approved standards on your website, and then our office will go through and make sure we did it,*
256 *met all the requirements under this reporting standard, and then we post them on the website.*

257
258 Discussion ensued about the four hours of ethics training; there was no certificate of completion
259 for the training.

260
261 Mr. Ward called for a motion to approve the performance measurement standard without the
262 District Engineer doing the annual inspection. He noted if during Fiscal Year 2025 it was
263 discovered there was a need to have an inspection, he would add it back into the standard.

264
265 **On MOTION made by Mr. John Wisz, seconded by Ms. Pauline Tasler,**
266 **and with all in favor, the performance measurement standard without**
267 **a requirement for the District Engineer to do an annual inspection was**
268 **approved.**

269
270 Mr. Ward reminded the Board to complete the ethics training. He indicated he would send out
271 the links for the ethics training again.

272
273
274 **FIFTH ORDER OF BUSINESS** **Public Comments**
275
276 **Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are**
277 **limited to three (3) minutes per person and assignment of speaking time is not permitted; however,**
278 **the Presiding Officer may extend or reduce the time for the public comment period consistent with**
279 **Section 286.0114, Florida Statutes.**

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281
282 **SIXTH ORDER OF BUSINESS** **Supervisor's Requests**
283
284 Mr. Ward asked if there were any Supervisor's Requests.

285

286 Ms. Lyons thanked Jim Ward for addressing these issues which she felt were critical to the community.

287

288 Mr. Ward thanked Ms. Lyons for letting him know about these issues.

289

290

291 **SEVENTH ORDER OF BUSINESS**

Adjournment

292

293 Mr. Ward adjourned the meeting at approximately 1:48 p.m.

294

On MOTION made by Ms. Louise Buckley, seconded by Ms. Nancy Lyons, and with all in favor, the Meeting was adjourned.

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Heritage Harbour North
Community Development District

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James P. Ward, Secretary

Nancy Lyons, Chairperson

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RESOLUTION 2025-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT TERMINATING THE SERVICES OF JAMES P. WARD (INDIVIDUALLY) AND DESIGNATING THE FIRM OF JPWARD & ASSOCIATES, LLC AS DISTRICT MANAGER EFFECTIVE OCTOBER 1, 2024; PROVIDING FOR SEVERABILITY, CONFLICT; AND INVALID PROVISIONS AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Heritage Harbour North Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated within Manatee County, Florida; and

WHEREAS, Chapter 190.007(1), Florida Statutes, authorizes the District to employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board; and

WHEREAS, the District and James P. Ward are parties to an Agreement between the District and James P. Ward (Individually) as District Manager pursuant to the Agreement dated September 9, 2008, attached hereto as Exhibit “A” and which the Board of Supervisors of the District (the “Board”) desires to terminate the agreement effective October 1, 2024; and

WHEREAS, the District desires to appoint the firm of JPward & Associates, LLC as District Manager, and to compensate in the same manner as prescribed in the Management Services Advisory Agreement, a copy of which is attached as Exhibit “B”, effective October 1, 2024; and

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. AUTHORIZATION OF COMPENSATION. JPward & Associates, LLC shall be compensated for their services in such capacity in the manner prescribed in the management services advisory agreement, attached hereto as **Exhibit “B”**.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2025-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT TERMINATING THE SERVICES OF JAMES P. WARD (INDIVIDUALLY) AND DESIGNATING THE FIRM OF JPWARD & ASSOCIATES, LLC AS DISTRICT MANAGER EFFECTIVE OCTOBER 1, 2024; PROVIDING FOR SEVERABILITY, CONFLICT; AND INVALID PROVISIONS AND PROVIDING AN EFFECTIVE DATE.

SECTION 4. CONFLICT. All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of November 2024.

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Nancy Lyons, Chairperson

Exhibit A: Employment Agreement dated September 12, 2008

Exhibit B: Agreement for Services with JPward and Associates, LLC

**EXHIBIT A
EMPLOYMENT AGREEMENT
BETWEEN
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT
AND
JAMES P. WARD**

THIS AGREEMENT (the "Agreement") entered into this 12th day of September 2008 between the Heritage Harbour North Community Development District, (the "District") chartered and created by law, and James P. Ward (the "employee").

BACKGROUND

Chapter 190, Florida Statutes, provides for the creation of the position of the District Manager and provides for the appointment of the District Manager by the Board of Supervisors (the "Supervisors") expressly to manage the works of the District. The District wants to retain the services of Employee to serve as the District Manager and Employee wants to be employed by the District in that capacity.

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement, the District and the Employee agree as follows:

1. EMPLOYMENT.

The District hereby employs Employee as District Manager to perform the duties customarily performed by District Managers in the State of Florida, as specified by law to manage the works of the District and as directed from time-to-time by the Supervisors. The District and Employee recognize that the District Manager's position is a part-time position, that Employee's time will be shared with other Special Districts and that Employee will devote such time as necessary and is customary to insure the effective management of the works of the District.

This Agreement is neither a principal and agency nor an independent contract or agreement.

2. TERM.

Employee shall serve as District Manager commencing on September 8th, 2008 for a period of one year with automatic annual renewal unless notified otherwise.

3. RESIGNATION.

Nothing in this Agreement shall prevent, limit, interfere or otherwise restrict the right of the District Manager to resign at any time from his position with the District upon sixty days prior notice.

4. SALARY.

The District Manager's initial salary shall be \$12,500.00 per year. The District Manager's annual salary shall be reviewed each October 1st, beginning October 1st 2009 and may be adjusted by an amount agreed upon by the Supervisors in the District's annual adopted budget. The District Manager shall be paid on a bi-weekly basis.

**EXHIBIT A
EMPLOYMENT AGREEMENT
BETWEEN
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT
AND
JAMES P. WARD**

5. HEALTH INSURANCE.

The District will pay a pro rata share for the District Manager health insurance. Said health insurance plan shall not be an HMO. This expense will be shared on a pro rata basis with other Special Districts with which employee is associated.

6. DENTAL AND VISION INSURANCE.

The District will pay a pro rata share for the District Manager dental and vision insurance plan. Said health and vision insurance plan shall not be an HMO. This expense will be shared on a pro rate basis with other Special Districts with which employee is associated.

7. OTHER INSURANCE.

The Employee shall not be entitled to any other Insurance benefits, including Life or Disability.

8. VACATION AND SICK LEAVE.

The Employee shall not be entitled to either Vacation or Sick Leave, however both parties recognize the part-time nature of this position and as such Employee may take such time as he determines for vacation or sick leave, such that such time does not interfere with his duties as District Manager. The District agrees not to reduce Salary for any time taken.

9. TERMINATION.

Nothing in this Agreement shall prevent, limit, interfere with or otherwise restrict the right of the Supervisors to terminate the services of the District Manager at any time, with or without cause.

10. INDEMNIFICATION.

The District shall, to the extent permitted by law, defend, save harmless, and indemnify the District Manager against any action, claim, demand or other legal action, whether groundless or otherwise arising directly or indirectly out of District Manager's duties or position with the District.

11. GOVERNING LAW.

This Agreement shall be governed by the laws of the State of Florida with venue lying in the County in which the District is located.

**EXHIBIT A
EMPLOYMENT AGREEMENT
BETWEEN
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT
AND
JAMES P. WARD**

12. SEVERABILITY.

If any provision of this Agreement be held invalid or unenforceable, the remainder of this Agreement shall not be affected, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

13. NOTICES.

Notices to the parties as provided for herein shall be sufficient if sent by hand delivery, overnight mail, or certified mail, return receipt requested, addressed as follows:

If to the District Mr. Jonathan Johnson
 Hopping, Green and Sams, P.A.
 123 South Calhoun Street
 Tallahassee, Florida 32301

If to the Employee: James P. Ward
 513 Northeast 13th Avenue
 Fort Lauderdale, Florida
 Ph # 954-658-4900

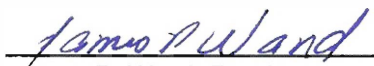
With a copy to:

Or such other respective address as the parties may designate to each other in writing from time-to-time.

14. EXTENT OF AGREEMENT.

This Agreement represents the entire Agreement between the District and the District Manager and cannot be varied except by written agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first written above.



James P. Ward, Employee



Anthony Burdett, Chairman

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

THIS AGREEMENT, made and entered into on this 1st day of October 2024, by and between the Heritage Harbour North Community Development District, hereinafter referred to as "DISTRICT", and the firm of **JPWARD and Associates, LLC**, hereinafter referred to as "MANAGER", whose address is 2301 N.E. 37th Street, Fort Lauderdale, Florida 33308.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing management, financial and accounting services for the Heritage Harbour North Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters, on an as needed basis.

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby retains the MANAGER for the services and fees described in Exhibit "A", attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit "A", which amount shall be payable in equal monthly installments at the beginning of each month and may be amended from time to time as evidenced by the budget adopted by the Board or at the issuance of Bonds. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.
3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on October 1, 2024. The Agreement may be terminated as follows:
 - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
 - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
 - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.
8. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
9. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
10. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided,

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

11. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Manatee County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

12. All notices required in this Agreement shall be sent by U.S. Mail, Overnight Service, such as Federal Express or such other service as may be available for overnight delivery or by electronic mail (e-mail), and if sent to the DISTRICT shall be sent to:

Heritage Harbour North Community Development District

Attention: Nancy Lyons
Chairman, Board of Supervisors
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
(954) 658-4900

With a copy to:
District Counsel
Attention: Mr. Greg Urbancic
Coleman, Yovanovich & Koester
Northern Trust Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(941)435-3535

And if sent to the MANAGER:
JPWard and Associates LLC
Attention: Mr. James P. Ward
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Either party may change the address for notice purposes pursuant to this Agreement by sending notice to the address noted herein, or such other address if the party's address has been changed subsequent to the date of this Agreement.

13. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.

14. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Evidence of such price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

IN WITNESS WHEREOF, the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed
In the presence of:

BOARD OF SUPERVISORS
HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT

James P. Ward, Secretary

Nancy Lyons, Chairperson

JPWARD and Associates, LLC

Witness

James P. Ward, Chief Operating Officer

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Exhibit A

Management and Administrative Services

JPWARD and Associates, LLC will perform all required Management and Administrative functions of the District, which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue of the issues before the Board for action.
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- Develop and train members of the Board of Supervisors in the requirements of Florida Law's, including, but not limited to, public officers and employees, and the conduct of District business.
- Implementation of Budget directives.
- Coordination for the following services:
 - ◆ Insurance, General Liability along with Director's and Officer's Liability
 - ◆ Independent Auditor Services
 - ◆ Such other services as may be identified from time to time
- Provide required annual disclosure information:
 - ◆ Designation of Registered Office and Registered Agent
 - ◆ Public Meeting Schedule
- Assist in the Preparation of the Audited Financial Statements
- Provide Oath of Office and notary public for all newly elected members of the Board of Supervisors.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Administrative Services

JPWARD and Associates, LLC will perform all required Recording Secretary functions of the District, which will include but not be limited to the following:

- Preparation of all Board Agendas and coordination of receipt of sufficient material for Board of Supervisors to make informed policy decisions.
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Record and transcribe all meetings of the Board of Supervisors including regular meetings, special meetings, workshops, and public hearing(s). The recording and verbatim transcription (edited for grammar) of meetings of the Board provide an essential link to maintaining a highly accurate public record. These minutes are maintained by ***JPWARD and Associates, LLC*** in perpetuity for the District and sent to the appropriate governmental agencies in accordance with Florida Law.
- Maintain all other District Public Records, including Agreements, Contracts, Resolutions in accordance with Florida Law for the District.
- Our firm utilizes a completely computerized system for Record Storage, Maintenance and Retrieval, and your records are available electronically once they have been scanned into our systems.
- Maintain District Seal.
- Satisfy Public Records Requests in a timely, professional, and efficient manner.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Financial Accounting Services

JPWARD and Associates, LLC will perform all required financial accounting functions of the District, which will include but not be limited to the following:

- Prepare a Proposed Budget that achieves maximum cost-to-benefit equity for approval.
- Submit a Proposed Budget to Board of Supervisors in accordance with Chapter 190, Florida Statutes.
- Modify Proposed Budget for consideration by the Board of Supervisors at the District's advertised Public Hearing.
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes.
- Establish Budget Public Hearing(s) and dates.
- Establish Board of Supervisors workshop dates (if required).
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent.
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing.
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board of Supervisors.
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings.
- Attend all workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public.
- If necessary, prepare and coordinate applications for:
 - ◆ Federal I.D. Number
 - ◆ Tax Exemption Certificate
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report
- Preparation of Public Depositor's Report
- Administer purchase order system, periodic payment of invoices.
- Coordination of tax collection and miscellaneous receivables.
- Preparation of all required schedules for yearend audit:
 - ◆ Prepare schedule of Bank Reconciliations
 - ◆ Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
 - ◆ Prepare analysis of Accounts Receivable
 - ◆ Prepare schedule of Interfund Accounts
 - ◆ Prepare schedule of Payables from the Governments
 - ◆ Prepare schedule of all Prepaid Expenses
 - ◆ Prepare debt Confirmation Schedules
 - ◆ Prepare schedule of Accounts Payable
 - ◆ Prepare schedule of Assessment Revenue compared to Budget
 - ◆ Prepare schedule of Investments and Accrued Interest
 - ◆ Prepare analysis of All Other Revenue
 - ◆ Prepare schedule of Operating Transfers
 - ◆ Prepare schedule of Cash Receipts and Cash Disbursements
 - ◆ Prepare analysis of Cost of Development and Construction in Progress
 - ◆ Prepare analysis of Reserves for Encumbrances
 - ◆ Prepare Amortization and Depreciation Schedules
 - ◆ Prepare General Fixed Asset and General Long-Term Debt Account Groups
 - ◆ General Fixed Asset Accounting
 - ◆ Assets constructed by or donated to the District for maintenance

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

- ◆ Inventories of District property in accordance with the Rules of the Auditor General

Special Assessment Services – On-going Yearly Maintenance of the District’s Assessment Roll and Lien Book.

- Prepare Assessment Resolution levying the Assessments on the property in the District and preparation of Assessment Roll.
- Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
- Review and compare information received from the Property Appraiser to prior years’ rolls, to ensure that the District rolls are in compliance with the law and that *JPWard and Associates, LLC* has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owner.
- Upon adoption of the Budget and assessments, coordinate with the Office of the Property Appraiser and Tax Collector to insure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the capital assessment.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Assessment Methodology Services

JPWard and Associates, LLC will prepare the Special Assessment Methodology necessary to assist the District in formulating its financial goals and strategies for the issuance of any proposed Debt Financings.

- Research, identify and evaluate outstanding funding issues that need to be addressed during the development of the capital improvement plan for the infrastructure for the project.
- Develop a fair and reasonable method of apportionment and accurate classification of parcels using the current ad valorem roll and development plan from the developer.
- Review the assessment methodology for legal sufficiency and compatibility with the uniform method of collection via the tax toll.
- Create a preliminary assessment roll database using the most current tax roll and apply the apportionment methodology to the database to test the validity and legal sufficiency.
- Calculate a proforma schedule of assessment rates, including par debt allocated to all properties, and estimated annual cost.
- Calculate a proforma schedule of rates based on the developed apportionment methodology and revenue requirements for the assessment program.

Dissemination Agent Services (IF APPLICABLE)

JPWard and Associates will provide the required services to comply with the Securities and Exchange Commission Rule 15c2-12 as set forth in the Dissemination Agreement and the Continuing Disclosure Agreement that were entered into for the District's Series 1999 and Series 2007 Bonds.

- Develop information collection systems to be used to comply with the requirements of the Continuing Disclosure Agreement.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

- Collect all information required for the Annual Report required by the Continuing Disclosure Agreement and electronically transmit to the National Repository Site.
- Work with the Trustee and report any significant events required pursuant to the Continuing Disclosure Agreement.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Exhibit A – Fee Schedule

District Management and Administrative Services

Management

\$46,344.00 Yearly

- Twelve (12) Meetings are included
- Additional meetings
 - i. \$175.00 per hour plus travel time.
 - ii. Travel is billed at actual cost for Air travel and at the approved IRS rate for automobile.
- Scanning of Documents before the Contract Period.
 - i. We have noted that some companies have maintained the District’s records in paper format and stored at various locations. We would recommend that we remove those records from storage and scan them into our computerized system for easy retrieval. Many of these documents are permanent records of the District and required to be maintained in perpetuity. Records that have met their records retention requirements of Florida Law can be disposed of accordingly. Paper records received from the prior management firm will be professionally scanned, and our fee is \$45.00 per hour.
- Fax Services
 - i. With the use of our electronic systems, we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.
- Cassette Tape Conversion
 - i. We utilize a digital recorder for all Board Meetings, which are available on our Systems. We have noted that some Companies utilize cassette tapes, and these recordings are required to be maintained in perpetuity by the District. The technologies available today lend itself to the conversion of these tapes to a digital format which will protect the District and preserve the public record. As such, we will coordinate with a firm that will convert those tapes to a digital format and bill the District only the actual cost of conversion,

Exhibit B
AGREEMENT FOR SERVICES
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Heritage Harbour North Community Development District
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without any fee or markup. Once these tapes have been converted to a digital format, we will maintain these digital records on our Systems for the District.

Financial Accounting

General Fund, Debt Service and Capital Projects Funds. All Debt Service and Capital Projects Funds are included	\$5,000
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■ Computer Services	Included
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Dissemination Agent Services

For each Bond Issue (Billed monthly)	Not Applicable
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Special Assessment Services

■ On-going Yearly maintenance of District’s Assessment Roll and Lien Book for General Funds and Debt Service Funds	\$8,500
--	---------

i. Estoppel Letters for Assessment Liens	\$50
■ Billed to the Requesting Party	

■ Preparation of Special Assessment Methodology	\$15,000
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Issuance and Re-Financing of Bonds

■ Management Services for Issuance of Bonds	\$15,000
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Expense Reimbursement Policy

The following is **JPWard and Associates, LLC** standard expense reimbursement policy for Community Development District representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client.

All expenses are billed monthly.

Telephone: All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing: In-house photocopying and printing is included. Outside copying, printing and binding will be billed as a pass-through of the direct vendor’s charges.

Exhibit B
AGREEMENT FOR SERVICES
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Heritage Harbour North Community Development District
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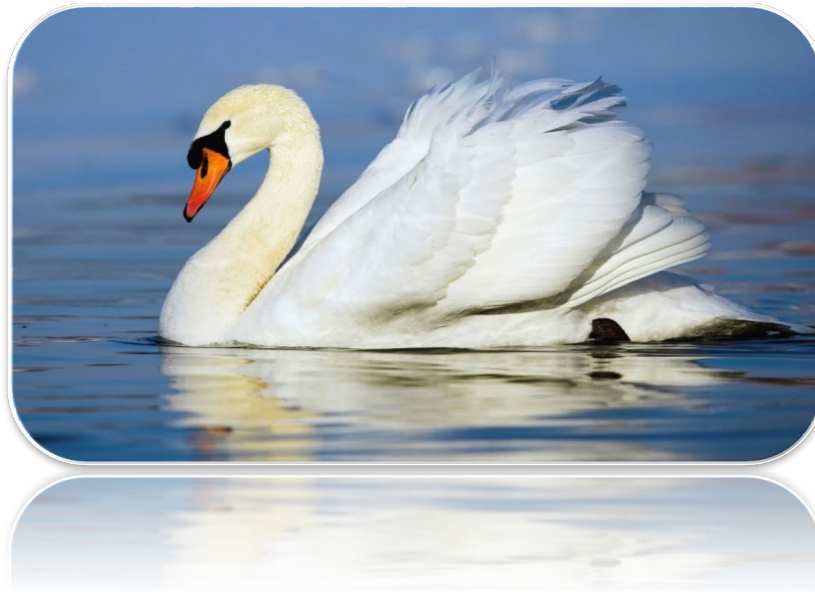
Facsimile Services: With the use of our electronic systems, we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

Postage: Postage is billed at actual cost.

Overnight Deliver: Overnight delivery is billed at actual cost.

Travel: Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost not to exceed the charges permitted pursuant to Section 112.061 Florida Statutes, as amended. Board Meeting attendance is not charged for travel or travel costs.

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 31, 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of August 31, 2024**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 179,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,058
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	287,356	345,800	-	-	-	-	633,156
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,628	9,525	-	-	-	-	11,153
Interest Accounts	-	0	2	-	-	-	-	2
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	121	318	-	-	-	-	439
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	919,014	-	919,014
Amount to be Provided by Debt Service Funds	-	-	-	-	-	20,190,986	-	20,190,986
General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Total Assets	\$ 179,058	\$ 548,380	\$ 370,634	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,409,946

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of August 31, 2024

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	318	-	-	-	-	-	-	318
Debt Service Fund - Series 2014	121	-	-	-	-	-	-	121
Bonds Payable - Series 2014	-	-	-	-	-	6,650,000	-	6,650,000
Bonds Payable - Series 2017	-	-	-	-	-	14,460,000	-	14,460,000
Total Liabilities	\$ 439	\$ -	\$ -	\$ -	\$ -	\$ 21,110,000	\$ -	\$ 21,110,439
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	30,119	(23,573)	-	-	-	-	6,546
Unassigned								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	27,792	-	-	-	-	-	-	27,792
Total Fund Equity and Other Credits	178,618	548,380	370,634	-	-	-	8,201,874	9,299,506
Total Liabilities, Fund Equity and Other Credits	\$ 179,058	548,380	\$ 370,634	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,409,946

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending August 31, 2024**

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue												-	-	N/A
Interest														
Interest - General Checking	1	1	2	2	2							8	10	78%
Special Assessment Revenue														
Special Assessments - Uniform Method		3,055	89,730	12,567	4,039	2,211	3,123	1,644	1,367		27	117,763	117,457	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 3,057	\$ 89,731	\$ 12,569	\$ 4,040	\$ 2,211	\$ 3,123	\$ 1,644	\$ 1,367	\$ -	\$ 27	117,771	\$ 117,467	100%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	2,000	\$ 3,000	67%
Board of Supervisor's - FICA					77			77				153	230	67%
Executive														
Executive Salaries	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	37,056	40,425	92%
Executive Salaries - FICA	312	312	312	312	312	312	312	312	312	312	312	3,431	3,092	111%
Executive Salaries - Insurance												-	-	0%
Financial and Administrative														
Audit Services			4,400									4,400	5,000	88%
Accounting Services		480	455	575	755	460	600	460	545	455	385	5,170	3,500	148%
Assessment Roll Preparation	708	708	708	708	708	708	708	708	708	708	708	7,792	8,500	92%
Arbitrage Rebate Services					500				500			1,000	1,000	100%
Manager Services												-	-	N/A
Professional Services														
District Manager Services												-	-	N/A
Other Contractual Services														
Recording and Transcription												-	200	0%
Legal Advertising								350	90			440	1,500	29%
Trustee Services			4,760					6,262				11,021	11,900	93%
Bond Amortization Schedules									250			250	-	N/A
Dissemination Agent Services				100					2,000			2,100	2,000	105%
Property Appraiser Fees												-	-	N/A
Bank Services	371	408	340	314	(887)	(570)						(25)	800	-3%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending August 31, 2024**

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Communications & Freight Services														
Telephone												-	-	N/A
Postage, Freight & Messenger					331			83	11			425	100	425%
Rentals & Leases												-	-	
Miscellaneous Equipment Leasing												-	-	N/A
Computer Services	1,679	100				200						1,979	7,900	25%
Insurance	7,195											7,195	7,200	100%
Printing & Binding								426				426	100	426%
Office Supplies												-	-	N/A
Subscription & Memberships		175										175	175	100%
Legal Services														
Legal - General Counsel		175	35		245	385			1,139	716		2,695	1,500	180%
Other General Government Services														
Engineering Services - General Fund												-	750	0%
Stormwater Needs Analysis												-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	(867)			188				1,196		2,295	-	N/A
Payroll Services												-	-	N/A
Capital Outlay														
Operating Transfers Out												-	-	N/A
Reserves														
Operation Reserve (Addition)												-	18,595	0%
Total Expenditures and Other Uses:	\$ 13,634	\$ 7,506	\$ 13,512	\$ 5,378	\$ 6,409	\$ 5,051	\$ 4,989	\$ 13,046	\$ 8,924	\$ 6,755	\$ 4,774	89,979	\$ 117,467	77%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	76,220	7,191	(2,369)	(2,840)	(1,866)	(11,402)	(7,557)	(6,755)	(4,747)	27,792	-	
Fund Balance - Beginning	150,826	137,194	132,744	208,964	216,154	213,786	210,946	209,080	197,678	190,120	183,365	150,826	160,634	
Fund Balance - Ending	<u>\$ 137,194</u>	<u>\$ 132,744</u>	<u>\$ 208,964</u>	<u>\$ 216,154</u>	<u>\$ 213,786</u>	<u>\$ 210,946</u>	<u>\$ 209,080</u>	<u>\$ 197,678</u>	<u>\$ 190,120</u>	<u>\$ 183,365</u>	<u>\$ 178,618</u>	<u>178,618</u>	<u>\$ 160,634</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending August 31, 2024

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,131	1,179	391	1,399	2,239	2,322	2,611	2,576	1,186	1,184	1,263	17,483	15	116551%
Reserve Account	1,140	1,179	1,133	1,163	1,153	1,079	1,154	1,116	1,154	1,116	1,153	12,540	-	N/A
Interest Account												-	-	N/A
Sinking Fund												-	-	N/A
Prepayment Account	7	7	7	7	7	7	7	7	7	7	7	76	-	N/A
Special Assessment Revenue														
Special Assessments - Uniform Method		13,535	397,505	55,671	17,892	9,797	13,834	7,284	6,056	-	121	521,695	520,102	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources														
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,278	\$ 15,900	\$ 399,036	\$ 58,241	\$ 21,291	\$ 13,205	\$ 17,606	\$ 10,983	\$ 8,403	\$ 2,307	\$ 2,544	\$ 551,794	\$ 520,117	106%
Expenditures and Other Uses														
Debt Service														
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	173,338	-	-	-	-	-	173,338	-	-	-	346,675	346,675	100%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,338	\$ -	\$ -	\$ -	\$ 521,675	\$ 521,675	100%
Net Increase/ (Decrease) of Fund Balance	2,278	(157,438)	399,036	58,241	21,291	13,205	17,606	(337,355)	8,403	2,307	2,544	30,119	(1,558)	
Fund Balance - Beginning	518,262	520,539	363,101	762,137	820,379	841,670	854,875	872,481	535,126	543,529	545,836	518,262	504,164	
Fund Balance - Ending	<u>\$ 520,539</u>	<u>\$ 363,101</u>	<u>\$ 762,137</u>	<u>\$ 820,379</u>	<u>\$ 841,670</u>	<u>\$ 854,875</u>	<u>\$ 872,481</u>	<u>\$ 535,126</u>	<u>\$ 543,529</u>	<u>\$ 545,836</u>	<u>\$ 548,380</u>	<u>\$ 548,380</u>	<u>\$ 502,606</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending August 31, 2024

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Revenue Account	1,398	1,488	24	2,614	4,812	5,082	5,753	5,678	1,362	1,392	1,522	31,127	-	N/A
Reserve Account	67	87	65	67	67	62	67	65	67	65	67	744	15	4962%
Interest Account	1	223	1	1	1	1	1	1	0	0	0	229	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Reserve	17	-	0	0	0	0	0	0	0	0	0	19	-	N/A
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue														
Special Assessments - Uniform Method	-	35,547	1,043,986	146,213	46,990	25,730	36,333	19,129	15,906	-	318	1,370,152	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	-	-	9,525	-	-	-	9,525	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,483	\$ 37,345	\$ 1,044,077	\$ 148,896	\$ 51,870	\$ 30,875	\$ 42,154	\$ 34,398	\$ 17,335	\$ 1,457	\$ 1,907	\$ 1,411,796	\$ 1,366,227	103%
Expenditures and Other Uses														
Debt Service														
Principal - Mandatory	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ -	\$ -	\$ -	\$ 830,000	\$ 750,000	111%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	302,750	-	-	-	-	-	302,619	-	-	-	605,369	605,500	100%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 307,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,127,619	\$ -	\$ -	\$ -	\$ 1,435,369	\$ 1,355,500	106%
Net Increase/ (Decrease) of Fund Balance	1,483	(270,405)	1,044,077	148,896	51,870	30,875.39	42,154	(1,093,221)	17,335	1,457	1,907	(23,573.07)	10,727	
Fund Balance - Beginning	394,207	395,689	125,284	1,169,361	1,318,257	1,370,126	1,401,002	1,443,156	349,935	367,270	368,726	394,207	363,637	
Fund Balance - Ending	<u>\$ 395,689</u>	<u>\$ 125,284</u>	<u>\$ 1,169,361</u>	<u>\$ 1,318,257</u>	<u>\$ 1,370,126</u>	<u>\$ 1,401,002</u>	<u>\$ 1,443,156</u>	<u>\$ 349,935</u>	<u>\$ 367,270</u>	<u>\$ 368,726</u>	<u>\$ 370,634</u>	<u>\$ 370,634</u>	<u>\$ 374,364</u>	

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending August 31, 2024

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources														
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In														
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses														
Financial and Administrative														
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriters' Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding														
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services														
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Flood Control - Stormwater Management														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Uses														
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out														
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>	<u>-</u>

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending August 31, 2024

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses														
Professional Services														
District Manager Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Rating Agency & Verification Agency	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services														
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 30, 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of September 30, 2024**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 170,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,269
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	289,906	347,721	-	-	-	-	637,627
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	11,110	-	-	-	-	270,385
Prepayment Account	-	1,636	13,403	-	-	-	-	15,038
Interest Accounts	-	0	2	-	-	-	-	2
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
-	-	-	-	-	-	-	-	-
Accrued Interest Receivable								
-	-	-	-	-	-	-	-	-
Accounts Receivable								
-	-	-	-	-	-	-	-	-
Prepaid Expenses								
-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
-	-	-	-	-	-	923,053	-	923,053
Amount to be Provided by Debt Service Funds								
-	-	-	-	-	-	20,186,947	-	20,186,947
General Fixed Assets								
-	-	-	-	-	-	-	8,201,874	8,201,874
Total Assets	\$ 170,269	\$ 550,816	\$ 372,237	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,405,196

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of September 30, 2024

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2014	-	-	-	-	-	6,650,000	-	6,650,000
Bonds Payable - Series 2017	-	-	-	-	-	14,460,000	-	14,460,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,110,000	\$ -	\$ 21,110,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	32,555	(21,970)	-	-	-	-	10,585
Unassigned								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	19,442	-	-	-	-	-	-	19,442
Total Fund Equity and Other Credits	170,269	550,816	372,237	-	-	-	8,201,874	9,295,196
Total Liabilities, Fund Equity and Other Credits	\$ 170,269	550,816	\$ 372,237	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,405,196

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending September 30, 2024**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue													-	-	N/A
Interest															
Interest - General Checking	1	1	2	2	2								8	10	78%
Special Assessment Revenue															
Special Assessments - Uniform Method		3,055	89,730	12,567	4,039	2,211	3,123	1,644	1,367		27		117,763	117,457	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 3,057	\$ 89,731	\$ 12,569	\$ 4,040	\$ 2,211	\$ 3,123	\$ 1,644	\$ 1,367	\$ -	\$ 27	\$ -	117,771	\$ 117,467	100%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	3,000	\$ 3,000	100%
Board of Supervisor's - FICA					77			77				77	230	230	100%
Executive															
Executive Salaries	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	40,425	40,425	100%
Executive Salaries - FICA	312	312	312	312	312	312	312	312	312	312	312	312	3,743	3,092	121%
Executive Salaries - Insurance													-	-	0%
Financial and Administrative															
Audit Services			4,400										4,400	5,000	88%
Accounting Services		480	455	575	755	460	600	460	545	455	385	637	5,807	3,500	166%
Assessment Roll Preparation	708	708	708	708	708	708	708	708	708	708	708	708	8,500	8,500	100%
Arbitrage Rebate Services					500				500				1,000	1,000	100%
Manager Services													-	-	N/A
Professional Services															
District Manager Services													-	-	N/A
Other Contractual Services															
Recording and Transcription												186	186	200	93%
Legal Advertising								350	90			126	567	1,500	38%
Trustee Services			4,760					6,262					11,021	11,900	93%
Bond Amortization Schedules									250				250	-	N/A
Dissemination Agent Services				100					2,000				2,100	2,000	105%
Property Appraiser Fees													-	-	N/A
Bank Services	371	408	340	314	(887)	(570)							(25)	800	-3%
Travel and Per Diem															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending September 30, 2024**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Communications & Freight Services															
Telephone													-	-	N/A
Postage, Freight & Messenger					331			83	11			76	500	100	500%
Rentals & Leases													-	-	
Miscellaneous Equipment Leasing													-	-	N/A
Computer Services	1,679	100				200						300	2,279	7,900	29%
Insurance	7,195												7,195	7,200	100%
Printing & Binding								426					426	100	426%
Office Supplies													-	-	N/A
Subscription & Memberships		175											175	175	100%
Legal Services															
Legal - General Counsel		175	35		245	385			1,139	716		1,560	4,255	1,500	284%
Other General Government Services															
Engineering Services - General Fund													-	750	0%
Stormwater Needs Analysis													-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	(867)			188				1,196			2,295	-	N/A
Payroll Services													-	-	N/A
Capital Outlay															
Operating Transfers Out		-											-	-	N/A
Reserves															
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	-	-	-	-	-	18,595	0%
Total Expenditures and Other Uses:	\$ 13,634	\$ 7,506	\$ 13,512	\$ 5,378	\$ 6,409	\$ 5,051	\$ 4,989	\$ 13,046	\$ 8,924	\$ 6,755	\$ 4,774	\$ 8,350	98,328	\$ 117,467	84%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	76,220	7,191	(2,369)	(2,840)	(1,866)	(11,402)	(7,557)	(6,755)	(4,747)	(8,350)	19,442	-	
Fund Balance - Beginning	150,826	137,194	132,744	208,964	216,154	213,786	210,946	209,080	197,678	190,120	183,365	178,618	150,826	160,634	
Fund Balance - Ending	<u>\$ 137,194</u>	<u>\$ 132,744</u>	<u>\$ 208,964</u>	<u>\$ 216,154</u>	<u>\$ 213,786</u>	<u>\$ 210,946</u>	<u>\$ 209,080</u>	<u>\$ 197,678</u>	<u>\$ 190,120</u>	<u>\$ 183,365</u>	<u>\$ 178,618</u>	<u>\$ 170,269</u>	<u>170,269</u>	<u>\$ 160,634</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending September 30, 2024**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,131	1,179	391	1,399	2,239	2,322	2,611	2,576	1,186	1,184	1,263	1,276	18,759	15	125058%
Reserve Account	1,140	1,179	1,133	1,163	1,153	1,079	1,154	1,116	1,154	1,116	1,153	1,153	13,693	-	N/A
Interest Account													-	-	N/A
Sinking Fund													-	-	N/A
Prepayment Account	7	7	7	7	7	7	7	7	7	7	7	7	84	-	N/A
Special Assessment Revenue															
Special Assessments - Uniform Method		13,535	397,505	55,671	17,892	9,797	13,834	7,284	6,056	-	121		521,695	520,102	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources															
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In															
Total Revenue and Other Sources:	\$ 2,278	\$ 15,900	\$ 399,036	\$ 58,241	\$ 21,291	\$ 13,205	\$ 17,606	\$ 10,983	\$ 8,403	\$ 2,307	\$ 2,544	\$ 2,436	\$ 554,230	\$ 520,117	107%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	173,338	-	-	-	-	-	173,338	-	-	-	-	346,675	346,675	100%
Inter-Fund Group Transfers Out															
Total Expenditures and Other Uses:	\$ -	\$ 173,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,338	\$ -	\$ -	\$ -	\$ -	\$ 521,675	\$ 521,675	100%
Net Increase/ (Decrease) of Fund Balance	2,278	(157,438)	399,036	58,241	21,291	13,205	17,606	(337,355)	8,403	2,307	2,544	2,436	32,555	(1,558)	
Fund Balance - Beginning	518,262	520,539	363,101	762,137	820,379	841,670	854,875	872,481	535,126	543,529	545,836	548,380	518,262	504,164	
Fund Balance - Ending	<u>\$ 520,539</u>	<u>\$ 363,101</u>	<u>\$ 762,137</u>	<u>\$ 820,379</u>	<u>\$ 841,670</u>	<u>\$ 854,875</u>	<u>\$ 872,481</u>	<u>\$ 535,126</u>	<u>\$ 543,529</u>	<u>\$ 545,836</u>	<u>\$ 548,380</u>	<u>\$ 550,816</u>	<u>\$ 550,816</u>	<u>\$ 502,606</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending September 30, 2024

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Revenue Account	1,398	1,488	24	2,614	4,812	5,082	5,753	5,678	1,362	1,392	1,522	1,536	32,664	-	N/A
Reserve Account	67	87	65	67	67	62	67	65	67	65	67	67	811	15	5406%
Interest Account	1	223	1	1	1	1	1	1	0	0	0	0	229	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Reserve	17	-	0	0	0	0	0	0	0	0	0	0	19	-	N/A
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue															
Special Assessments - Uniform Method	-	35,547	1,043,986	146,213	46,990	25,730	36,333	19,129	15,906	-	318	-	1,370,152	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	-	-	9,525	-	-	-	-	9,525	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,483	\$ 37,345	\$ 1,044,077	\$ 148,896	\$ 51,870	\$ 30,875	\$ 42,154	\$ 34,398	\$ 17,335	\$ 1,457	\$ 1,907	\$ 1,603	\$ 1,413,399	\$ 1,366,227	103%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ -	\$ -	\$ -	\$ -	\$ 830,000	\$ 750,000	111%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	302,750	-	-	-	-	-	302,619	-	-	-	-	605,369	605,500	100%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 307,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,127,619	\$ -	\$ -	\$ -	\$ -	\$ 1,435,369	\$ 1,355,500	106%
Net Increase/ (Decrease) of Fund Balance	1,483	(270,405)	1,044,077	148,896	51,870	30,875.39	42,154	(1,093,221)	17,335	1,457	1,907	1,603	(21,969.93)	10,727	
Fund Balance - Beginning	394,207	395,689	125,284	1,169,361	1,318,257	1,370,126	1,401,002	1,443,156	349,935	367,270	368,726	370,634	394,207	363,637	
Fund Balance - Ending	<u>\$ 395,689</u>	<u>\$ 125,284</u>	<u>\$ 1,169,361</u>	<u>\$ 1,318,257</u>	<u>\$ 1,370,126</u>	<u>\$ 1,401,002</u>	<u>\$ 1,443,156</u>	<u>\$ 349,935</u>	<u>\$ 367,270</u>	<u>\$ 368,726</u>	<u>\$ 370,634</u>	<u>\$ 372,237</u>	<u>\$ 372,237</u>	<u>\$ 374,364</u>	

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending September 30, 2024

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources															
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses															
Financial and Administrative															
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriters' Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Flood Control - Stormwater Management															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Uses															
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>	<u>-</u>

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending September 30, 2024

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses															
Professional Services															
District Manager Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Rating Agency & Verification Agency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services															
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>